

April 29, 2019

To: Vienna Town Council  
From: Michael Gelb, Chairman Planning Commission  
Re: Extension of MAC Moratorium

On April 24, 2019, the Planning Commission held a public hearing on a proposed extension of the MAC Moratorium and voted 7-0 in support of extending the moratorium until November 15, 2019. Prior to the vote, the Commission heard comments from about 10 members of the Vienna community, all of whom endorsed the extension. Most of the speakers said that extensive work remained for a thorough review and several suggested that the Moratorium should remain in effect for "as long as it takes" to address all pertinent questions. A number of speakers observed that approved and proposed applications to date have generally provided for much greater residential density than anticipated when the MAC was enacted and wondered if it was possible for regulations that would change the balance. One speaker suggested that given the preponderance of residential in these projects, a revised MAC should include new standards for residential construction. Some speakers suggested that the MAC might be revised so that applicants would have to agree to certain unspecified actions in order to win approval to construct four story buildings. Several speakers commented favorably on Councilman Majdi's memo for revising the MAC.

A brief discussion among PC members centered on whether the proposed November 15 extension provided sufficient time to complete the review. Chairman Gelb said he personally preferred a longer extension, but agreed with the rest of the Commission that November 15 was a reasonable end that for now because the Commission could recommend and Council could approve an additional extension should that prove necessary. As noted above, the PC voted 7-0 to recommend an extension until November 15, 2019. Commissioner Baum was absent.